

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

TODD NIGRO, VICE-CHAIRMAN

BYRON GOYNES

LAURA McSWAIN

STEVEN EVANS

LEO DAVENPORT

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **December 4, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-3133 - CENTENNIAL PARK II - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).
2. **TMP-3392 - CONCORDIA @ DEER SPRINGS UNIT 2 - CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 73-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APN: 125-20-301-006 & 007), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential – Town Center) land use designation], Ward 6 (Mack).
3. **TMP-3399 - WESTBAY OFFICE COMPLEX - TRIPLE NET PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF WESTBAY, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief).
4. **TMP-3400 - BROOKSIDE - RICHMOND AMERICAN HOMES ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY AND M T C 118 INC.** - Request for a Tentative Map FOR A 193-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.88 acres adjacent to the northeast corner of Rome Boulevard and Riley Street (APN: 125-20-703-001 thru 004; 125-20-701-002; 125-20-704-006), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

5. **TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 & 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

- B. **PUBLIC HEARING ITEMS:**

6. **ABEYANCE - GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

7. **ABEYANCE - ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

8. **ABEYANCE - SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

9. **ABEYANCE - RENOTIFICATION - GPA-3032 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

10. **ABEYANCE - RENOTIFICATION - ZON-3033 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: C-1 (Limited Commercial) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).
11. **ABEYANCE - RENOTIFICATION - SDR-3034 - MABUHAY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 5,600 SQUARE-FOOT RETAIL BUILDING on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack).
12. **ABEYANCE - ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack).
13. **ABEYANCE - RENOTIFICATION - VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.03 ACRES OF OPEN SPACE WHERE 4.26 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack).
14. **ABEYANCE - RENOTIFICATION - SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 258-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack).
15. **ABEYANCE - SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 “H” Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

16. **ABEYANCE - SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST** - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
17. **ABEYANCE - SDR-3263 - PLANE REALTY CORPORATION** - Request for a Site Development Plan Review and a Waiver of The Las Vegas Downtown Centennial Plan Development Standards FOR A PROPOSED 3,125 SQUARE-FOOT WEDDING CHAPEL AND SERVICE BUILDING on 0.16 acres adjacent to the northeast corner of 3rd Street and Bonneville Avenue (APN: 139-34-311-094), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
18. **ABEYANCE - SNC-3099 - PARADISE DEVELOPMENT** - Request for a Street Name Change and a Waiver of City of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix "Parkway" for a street that is less than 80 feet in width FROM: F Street TO: City Parkway, for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway, Ward 5 (Weekly).
19. **ABEYANCE - RENOTIFICATION - VAC-3409 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF THE SMITH-ENGLAND TRUST, ET AL** - Petition to Vacate the south six feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street; and a 20 foot public sewer easement generally located south of Hoover Avenue, between Las Vegas Boulevard and 4th Street, Ward 5 (Weekly).
20. **GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (Public Facilities) TO: SC (Service Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

21. **ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (Civic) TO: C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese).
22. **SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review and Waivers TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TWO LOADING ZONES WHERE THREE ARE REQUIRED; AND A 10-FOOT WIDE LOADING ZONE WHERE 15 FEET IS REQUIRED FOR A PROPOSED 43,349 SQUARE FOOT RETAIL CENTER AND 8,995 SQUARE FOOT AUTO SERVICE BUILDING on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
23. **GPA-3382 - C & C INVESTMENT COMPANY** - Request to Amend portions of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) and M (Medium Density Residential) TO: LI/R (Light Industry/Research) on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese).
24. **ZON-3383 - C & C INVESTMENT COMPANY** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 2.7 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese).
25. **SUP-3385 - C & C INVESTMENT COMPANY** - Request for a Special Use Permit FOR 40 PERCENT OF THE LOT AREA CONTAINING THE PRINCIPAL USE TO BE USED FOR OUTSIDE STORAGE WHERE FIVE PERCENT IS THE MAXIMUM PERMITTED on property located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

26. **SDR-3384 - C & C INVESTMENT COMPANY** - Request for a Site Development Plan Review and a Reduction in the size and amount of required perimeter landscaping FOR A PROPOSED 24,700 SQUARE-FOOT WAREHOUSE/DISTRIBUTION CENTER CONSISTING OF TWO BUILDINGS on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese).
27. **GPA-3532 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese).
28. **ZON-3533 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese).
29. **SDR-3534 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 9,260 SQUARE-FOOT TRAFFIC SIGNAL REPAIR FACILITY on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).
30. **VAR-3356 - GEORGE WALKER ON BEHALF OF ZEPHYRENE C. AND CYNTHIA P. VILLALUZ** - Request for a Variance TO ALLOW A SIX-FOOT EIGHT-INCH SOLID WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 2.02 acres at 8171 West Oakey Boulevard (APN: 163-04-701-001), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
31. **VAR-3390 - WILLIAM AND MADALYNE GRAVES** - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS ALLOWED AND TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA EXCEEDING TWO SPACES PER DWELLING UNIT FOR A PROPOSED 1,554 SQUARE-FOOT GARAGE ADDITION on 0.49 acres on property located at 2270 Shaw Circle (APN: 163-03-802-007), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

32. **WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS**
- Request for a Waiver of Title 18.12.160 TO ALLOW A 188-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the southeast corner of Leon Avenue and Whispering Sands Drive (APN: 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack).
33. **WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Waiver of Title 18.12.160 TO ALLOW A 180-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE on 10.00 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002) R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
34. **SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST** - Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on property adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
35. **SDR-3391 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY on 4.36 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
36. **SUP-3407 - MICHAEL IANNUCILLI ON BEHALF OF MIRRCH INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR AUTO DEALER INVENTORY STORAGE adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

37. **SDR-3404 - MICHAEL IANNUCCILLI ON BEHALF OF MIRRC INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review, a Reduction in the amount of required perimeter landscaping and a Waiver of the parking lot landscaping standards FOR A PROPOSED AUTO DEALER INVENTORY STORAGE FACILITY on 2.54 acres adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard (APN: 163-03-501-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
38. **SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located adjacent to the southeast corner of Highland Drive and Western Avenue (APN: 162-04-703-001), M (Industrial) Zone, Ward 1 (Moncrief).
39. **SUP-3359 - STERLING S DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS on property adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).
40. **SUP-3367 - DWAYNE A. & DONNA L. GLENN** - Request for a Special Use Permit FOR LIVESTOCK FARMING (BOVINES/HORSES) ON 1.04 ACRES where 1.25 acres is the minimum area required at 6265 West Lone Mountain Road (APN: 138-02-501-007), R-E (Residence Estates) Zone, Ward 6 (Mack).
41. **SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2912 Highland Drive, (APN: 162-09-301-001), M (Industrial) Zone, Ward 1 (Moncrief).
42. **SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

43. **SUP-3395 - THREE PEAKS INVESTMENTS** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Industrial Road, approximately 295 feet north of Utah Avenue (APN: 162-04-607-019), M (Industrial) Zone, Ward 1 (Moncrief).
44. **SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE Q4, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB adjacent to the northwest corner of Pavilion Center Drive and Charleston Boulevard (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
45. **SUP-3405 - FAMILY AND CHILD TREATMENT OF SOUTHERN NEVADA ON BEHALF OF FURBER DEVELOPMENT** - Request for a Special Use Permit FOR A PROPOSED SEX OFFENDER COUNSELING FACILITY at 1050 South Rainbow Boulevard (APN: 138-34-820-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
46. **SUP-3413 - AMERICAN TITLE LENDERS, LIMITED LIABILITY COMPANY ON BEHALF OF THE BELZAR PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN at 2300 North Rainbow Boulevard, Suite 110 (APN: 138-23-110-041), U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
47. **SDR-3361 - WELLES-PUGSLEY ARCHITECTS, LIMITED LIABILITY PARTNERSHIP ON BEHALF OF DESERT LINCOLN-MERCURY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 3,358 SQUARE-FOOT ADDITION TO AN EXISTING AUTO REPAIR SHOP, MAJOR and a Waiver of required building separation from parking areas on 7.61 acres adjacent to the northeast corner of Duneville Street and Sahara Avenue (APN: 163-01-405-001 thru 03), C-2 (General Commercial) Zone; R-E (Residence Estates) and U (Undeveloped) Zones [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Moncrief).
48. **SDR-3381 - HUFFMAN BUILDERS WEST ON BEHALF OF NORMAN F. WOODS** - Request for a Site Development Plan Review and Waivers of the perimeter and parking lot landscaping standards and other Commercial Development Standards FOR A PROPOSED 10,205 SQUARE-FOOT, SINGLE-STORY OFFICE COMPLEX on 0.88 acres adjacent to the northeast corner of Lake Sahara Drive and Lake East Drive (APN: 163-08-601-001), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

49. **SDR-3386 - FM PARKING FACILITIES, LIMITED LIABILITY COMPANY ON BEHALF OF JERRY J. KAUFMAN, ET AL** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Transportation and Parking Standards FOR A COMMERCIAL PARKING LOT (VALET) on 0.97 acres located at 601 South Casino Center Boulevard (APN: 139-34-311-058 through 063), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C. **NON PUBLIC HEARING ITEMS:**

50. **SDR-3364 - AQUASCAPE POOLS ON BEHALF OF 1901 RAINBOW, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED OUTDOOR DISPLAY AREA on a portion of 0.69 acres at 1911 South Rainbow Boulevard, (APN: 163-03-703-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

D. **DIRECTOR'S BUSINESS:**

51. **ABEYANCE - TXT-3357 - CITY OF LAS VEGAS** - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code relative to Commercial Units and Commercial Shopping Facilities: Title 19.04.010, Table 2 "Land Use Tables"; Title 19.04.040(C), "Conditions"; Title 19.10.010(F), Table 1 "On-Site Parking Requirements"; and Title 19.20.020, "Words and Terms Defined."
52. **TXT-3661 - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19.04.050(C) to add "beer/wine/cooler art event" to locations of facilities where Special Use Permit requirements do not apply.
53. **DIR-3451 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Development Agreement for the Cliff's Edge Development on approximately 1,150 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 8, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

54. **DIR-3572 - MONTECITO COMPANIES ON BEHALF OF CENTENNIAL 95 LIMITED PARTNERSHIP, AUZRE SOUTH, INC. AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR AN APPROVED RETAIL CENTER on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-113-001 and 002; 125-27-222-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

E. **CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.